

NLR Planning Commission
May 10, 2016
Agenda Meeting / Public Hearing 4:45 PM

Agenda Meeting: ▪ Roll Call

Reminder ▪ Turn off cell phones
 ▪ Planning Commission procedures on back of agenda

Administrative: ▪ Reminder to speak into the microphone

Approval of Minutes: ▪ April 12, 2016

Development Review Committee:

- A. SD2016-14 ATT Industrial Addition, Lot 1R (Site Plan Review of a 30 ft Cell Tower at 2207 Central Airport Rd.)
- B. SD2016-15 Transmontaigne Addition, Lot 1 (Site Plan Review of a 120 ft Cell Tower at 2725 Central Airport Rd.)
- C. SD2016-17 Carrie F. Brooks, Plot H (Site Plan Review of a Contractor's Office at 6601 Crystal Hill Rd.)
- D. SD2016-18 Strawn's Addition, Lot 9DR (Site Plan Review of a gym and education building at 5601 Pritchard Dr.)

Public Hearings:

- 1. Conditional Use 2016-6: To allow a used automobile outdoor sales lot in a C-4 zone located at 2006 Highway 161
- 2. Conditional Use 2016-7: To allow outdoor rental storage in a C-4 zone located at 3719 E. Broadway.
- 3. Conditional Use 2016-8: To allow a Contractor's Office in a C-3 zone located at 6601 Crystal Hill Rd.
- 4. Rezone #2016-3: To rezone from R-4 to I-2 to allow for truck and outdoor material storage

Public Comment / Adjournment:

NLR PLANNING COMMISSION MEETING PROCEDURES

Public Hearings: The regularly scheduled meeting is held on the second Tuesday of each month at 4:45 PM in the City Council Chambers. All Planning Commission meetings are open to the public. Typical meetings begin with a roll call, approval of minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comments and adjournment. Public hearings, zoning actions and special uses are typically the latter half of the meeting and follow development review items presented as summary recommendations of the Development Review Committee.

Voting: There are 9 Commissioners. A quorum consists of 6 members. "Robert's Rules of Order" apply unless the Commission has outlined alternative procedures. According to the current by-laws, all business must be approved by a minimum of 5 votes. A simple majority of those members present does not necessarily approve a motion.

1. No person shall address the Planning Commission without first being recognized by the Chair.
2. All questions and remarks shall be made from the podium and addressed through the Chair.
3. After being recognized, each person shall state their name and address for the record.
4. When a group of citizens is present to speak about an item, a spokesperson shall be selected by the group to address the Planning Commission. Each presentation by a spokesperson shall be limited to 3 minutes.
5. Anyone from a group may be recognized if they have something new or additional information to add to an item. This additional presentation shall be limited to 3 minutes.
6. Individual (not representing a citizen group) presentations shall be limited to 3 minutes.
7. All remarks shall be addressed to the Planning Commission as a whole and not to any individual member.
8. No person other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without permission of the Chair.
9. Once the question is called for or a public hearing is closed, no person in the audience shall address the Planning Commission on the matter without first securing permission to do so by a majority vote of the Planning Commission.
10. Anyone wishing to submit exhibits for the record shall provide the clerk with copies for each Planning Commissioner, one for the record, and for the Planning Director.
11. Anyone wishing to read a statement into the record shall provide the secretary with a written copy of the statement.

**North Little Rock Planning Commission
Regular Meeting
April 12, 2016**

Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:45 PM in the Council Chambers, City Hall.

Members Present:

Alexander
Belasco
Chambers
Dietz
Foster
Clifton, Chairman

Absent Member:

Harris
Phillips
White

Staff Present:

Shawn Spencer, Director
Tim Reavis, City Planner
Bill Brown, City Attorney
Keisa Stewart, Secretary

Others Present:

Marie Miller, Assistant City Attorney

Approval of Minutes:

Motion was made and seconded to excuse Mr. Harris, Mr. Phillips and Mr. White from today's meeting. The motion was approved with (6) affirmative votes.

Motion was made and seconded to approve the March meeting minutes as submitted. The minutes were approved with (6) affirmative votes.

Administrative:

Item 1 has been postponed to May 10th meeting.

Subdivision Administrative:**A. SD2016-12 Home Depot Addition, Lot 1R (Site Plan Review of a Frozen Custard Store at 4305 East McCain Blvd –The Home Depot parking lot)****1. Permit requirements/approvals before a building permit will be issued:**

- a. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet
- b. protection, and drainage details.
- c. Provide Arkansas Department of Health approval for water and sewer facilities.
- d. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
- e. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.

2. Meet the requirements of the City Engineer, including:

- a. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
- b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- c. Reference latest FEMA map panel, and note that proposed development is not in the 100 year flood plain.

3. Meet the requirements of Community Planning, including:

- a. Address of building is 4305 East McCain Blvd.
- b. Provide the standard requirements of Zoning and Development Regulations.
- c. Dumpster to have masonry screening.
- d. All exterior lighting shall be shielded and not encroach onto neighboring properties.

4. Meet the requirements of the Master Street Plan.**5. Meet the requirements of the Screening and Landscaping ordinance, including:**

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
- b. Provide automated underground irrigation to all required trees and shrubs.
- c. Provide (7) street trees as shown.
- d. Provide (12) shade trees as shown.
- e. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
- f. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

6. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. No pole sign permitted. Label sign on drawing as monument sign.
- c. No electronic changeable copy sign permitted.

7. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.
- b. Meet Fire Marshal's requirements on fire hydrant location.
- c. Fire hydrants to be within 400 feet of all areas of building.

8. Meet the requirements of CAW, including:

- a. Water is available to the site.
- b. All CAW requirements in effect at the time of request for water service must be met.

- c. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - e. Approval of plans by AR Dept. of Health Engineering Division is required.
 - f. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 9. Meet the requirements of NLR Wastewater, including:**
- a. Sewer is available to the site.
 - b. Food service may require grease interceptor.
 - c. A complete set of drawings for development must be submitted to NLR Wastewater.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
- 10. Meet the requirements of Rock Region Metro (CATA), including:**
- a. Location currently served by METRO on Route 10 McCain Blvd. location is part of our future express services.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (6) affirmative and (3) absent votes.

B. SD2016-13 McCain Mall Subdivision, Lot 3, Block 2 (Site Plan Review of a McDonalds located at 4008 McCain Blvd)

- 1. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - b. Provide driveway/curb cut from City Engineer or AHTD if State Highway
 - c. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
 - d. Provide Arkansas Department of Health approval for water and sewer facilities.
 - e. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
- 2. Meet the requirements of the City Engineer, including:**
 - a. Provide on-site storm water detention or demonstrate to City Engineer that on-site detention is not required (Based on proposed development).
 - b. Driveway radii returns built to City Engineer's specifications.
 - c. All driveways are to be concrete within the ROW.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards along McCain. No sidewalk required on frontage road.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (12) street trees.
 - d. Provide (8) parking lot shade trees.
 - e. Parking lot shade trees must be at the furthest 10' from edge of paving.

- f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property. (not required on west side of parking lot)
6. **Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. Signs along McCain are in the McCain sign overlay district. Electronic changeable copy signs are not permitted due to the proximity to a traffic signal.
 - c. Signs along the frontage road are not in an overlay district. Electronic changeable copy signs are not allowed. Freestanding (pole) signs are allowed.
 - d. Provide sign locations on McCain and frontage road on site plan.
7. **Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
8. **Meet the requirements of CAW, including:**
 - a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - e. Approval of plans by AR Dept. of Health Engineering Division is required.
 - f. Proposed water facilities will be sized to provide adequate pressure and fire protection.
9. **Meet the requirements of NLR Wastewater, including:**
 - a. Sewer is available to the site.
 - b. Food service may require grease interceptor.
 - c. A complete set of drawings for development must be submitted to NLR Wastewater.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (6) affirmative and (3) absent votes.

Public Hearings:

1. Conditional Use 2016-6: **POSTPONED** To allow a used car sales lot in a C-4 Zone located at 2006 Hwy 161.
2. Rezone #2016-2: to rezone property from I-1 to C-6 located at 606 N. Olive St. to allow an art studio / gallery.

The applicants, Ms. Nancy Tweed and Ms. Francis Soderberg, were present. Ms. Soderberg gave a brief explanation for rezoning.

Chairman Clifton asked if there were any requirements for this application.

Mr. Spencer stated that with rezoning we cannot add any conditions. He stated that in 1988 this lot was zoned C-6 to I-1.

Chairman Clifton asked if anyone in the audience or Commissioners would like to speak for or against this application.

There were no comments.

Chairman Clifton asked for a roll call vote on the application.

Alexander	Yes	Dietz	Yes	Phillips	Absent
Belasco	Yes	Foster	Yes	White	Absent
Chambers	Yes	Harris	Absent	Clifton	Yes

Rezone #2016-2 was approved with (6) affirmative and (3) absent votes.

Public Comments/Adjournment:

A motion was made to adjourn and it was seconded. The motion passed with (6) affirmative votes and the meeting was adjourned at 4:55 pm.

Respectfully Submitted:

Keisa Stewart, Secretary

Shawn Spencer, Director

- A. SD2016-14 ATT Industrial Addition, Lot 1R (Site Plan Review of a 30 ft Cell Tower at 2207 Central Airport Rd.)**
- 1. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - b. Prior to construction, Owner's Architect/Engineer shall submit approved, construction plans and specifications (PDF format) to the City Engineer.
 - c. Provide the landscaping/irrigation in-lieu fee of \$5000 due to the interior location of the tower on an industrial site.
 - 2. Meet the requirements of the City Engineer.**
 - 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Allow footprint area less than 5625 square feet.
 - c. Allow existing site fence to serve as footprint fence.
 - 4. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - 5. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - 6. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
 - 7. Meet the requirements of NLR Wastewater, including:**
 - a. Sewer is available to the site.

B. SD2016-15 Transmontaigne Addition, Lot 1 (Site Plan Review of a 120 ft Cell Tower at 2725 Central Airport Rd.)

- 1. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide letter from BOA on approved height variance.
 - b. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - b. Prior to construction, Owner's Architect/Engineer shall submit approved, construction plans and specifications (PDF format) to the City Engineer.
 - c. Provide the landscaping/irrigation in-lieu fee of \$5000 due to the interior location of the tower on an industrial site.
- 2. Meet the requirements of the City Engineer.**
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Allow footprint area less than 5625 square feet.
 - c. Allow existing site fence to serve as footprint fence.
- 4. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 5. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
- 6. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
- 7. Meet the requirements of NLR Wastewater, including:**
 - a. Sewer is available to the site.

C. SD2016-17 Carrie F. Brooks, Plot H (Site Plan Review of a Contractor's Office at 6601 Crystal Hill Rd.)

1. Engineering requirements before the replat will be signed:

- a. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.
- b. Provide ½ of 100' ROW dedication.
- c. Replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- d. Provide approval from City Engineer on detention.

2. Permit requirements/approvals before a building permit will be issued:

- a. Provide approved City ordinance allowing contractors office.
- b. Prior to construction, Owner's Engineer shall submit stormwater plans and detention calculations to City Engineer who shall provide written approval to Planning Department if in compliance with City regulations. Drainage submittal shall also include:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
- b. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
- c. Provide AHTD driveway permit.
- d. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
- e. Provide Arkansas Department of Health approval for water and sewer facilities.
- f. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.

3. Meet the requirements of the City Engineer, including:

- a. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- b. Show street ROW.
- c. Show building setbacks and label.
- d. Show area in acres of proposed lot.
- e. Construct driveways according to AHTD standards. Contact AHTD Resident Engineer Mike Hays at 501-945-9514.
- f. Meet City Engineer's requirements on detention.
- g. Proposed project is in a previously undeveloped area. Coordinate with ADEQ.
- h. Show existing and proposed contours on site plan.
- i. Show existing and proposed utilities and service lines.

4. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Dumpster to have masonry screening.
- c. No fence is to be within a front building line.
- d. All exterior lighting shall be shielded and not encroach onto neighboring properties.

5. Meet the requirements of the Master Street Plan, including:

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards or signed waiver
- b. Provide ROW dedication.

6. Meet the requirements of the Screening and Landscaping ordinance, including:

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
- b. Provide automated underground irrigation to all required trees and shrubs.
- c. Provide 4 street trees 40' on center.

- d. Provide 2 parking lot shade trees.
 - e. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 7. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
- 8. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
- 9. Meet the requirements of CAW, including:**
- a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - e. Approval of plans by AR Dept of Health Engineering Division is required.
 - f. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 10. Meet the requirements of NLR Wastewater, including:**
- a. A complete set of drawings for development must be submitted to NLR Wastewater.
 - b. Approval of plans by AR Dept of Health Engineering Division is required.

D. SD2016-18 Strawn's Addition, Lot 9DR (Site Plan Review of a gym and education building at 5601 Pritchard Dr.)

- 1. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - b. Pay the drainage in-lieu fee of \$5000/acre for all new impervious surfaces or provide detention.
 - c. Provide CNLR Floodplain Development Permit.
 - d. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
 - e. Provide Arkansas Department of Health approval for water and sewer facilities.
 - f. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
- 2. Meet the requirements of the City Engineer, including:**
 - a. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - b. Driveway radii returns built to City Engineer's specifications.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster location to be behind building. Remove dumpster from ROW.
 - c. Dumpster to have masonry screening.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks have previously been waived.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (10) street trees as shown
 - d. Provide (11) parking lot shade trees as shown
 - e. Parking lot shade trees must be at the furthest 10' from edge of paving.
 - f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - g. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Meet Fire Marshal's requirements on sprinkler system.
 - d. Fire hydrants to be within 400 feet of all areas of building.
- 8. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - e. Approval of plans by AR Dept of Health Engineering Division is required.
 - f. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 9. Meet the requirements of NLR Wastewater, including:**
 - a. A complete set of drawings for development must be submitted to NLR Wastewater.
 - b. Approval of plans by AR Dept of Health Engineering Division is required.

CASE: Conditional Use #2016-6

REQUEST: To allow a used automobile outdoor sales lot in a C-4 Zone.

LOCATION OF REQUEST: 2006 Highway 161

APPLICANT: Edwin Johnson

OWNER: Shawn Shellenbarger

P.C. BACKGROUND: In 1967, PC approved a rezone of the property from R-1 to C-4.

SITE CHARACTERISTICS: The site was previously a car lot. The vehicle display area is near the street with a small office building with overhead doors in the rear. A white metal fence separates the lot from surrounding properties.

MASTER STREET PLAN: Minor Arterial

ZONING: C-4

LAND USE PLAN: Community Shopping

SURROUNDING USES:

NORTH: Single Family House / R-1

SOUTH: unoccupied commercial structure / C-3

EAST: Vacant Lot / R-1

WEST: Mobil home park / R-1

BACKGROUND:

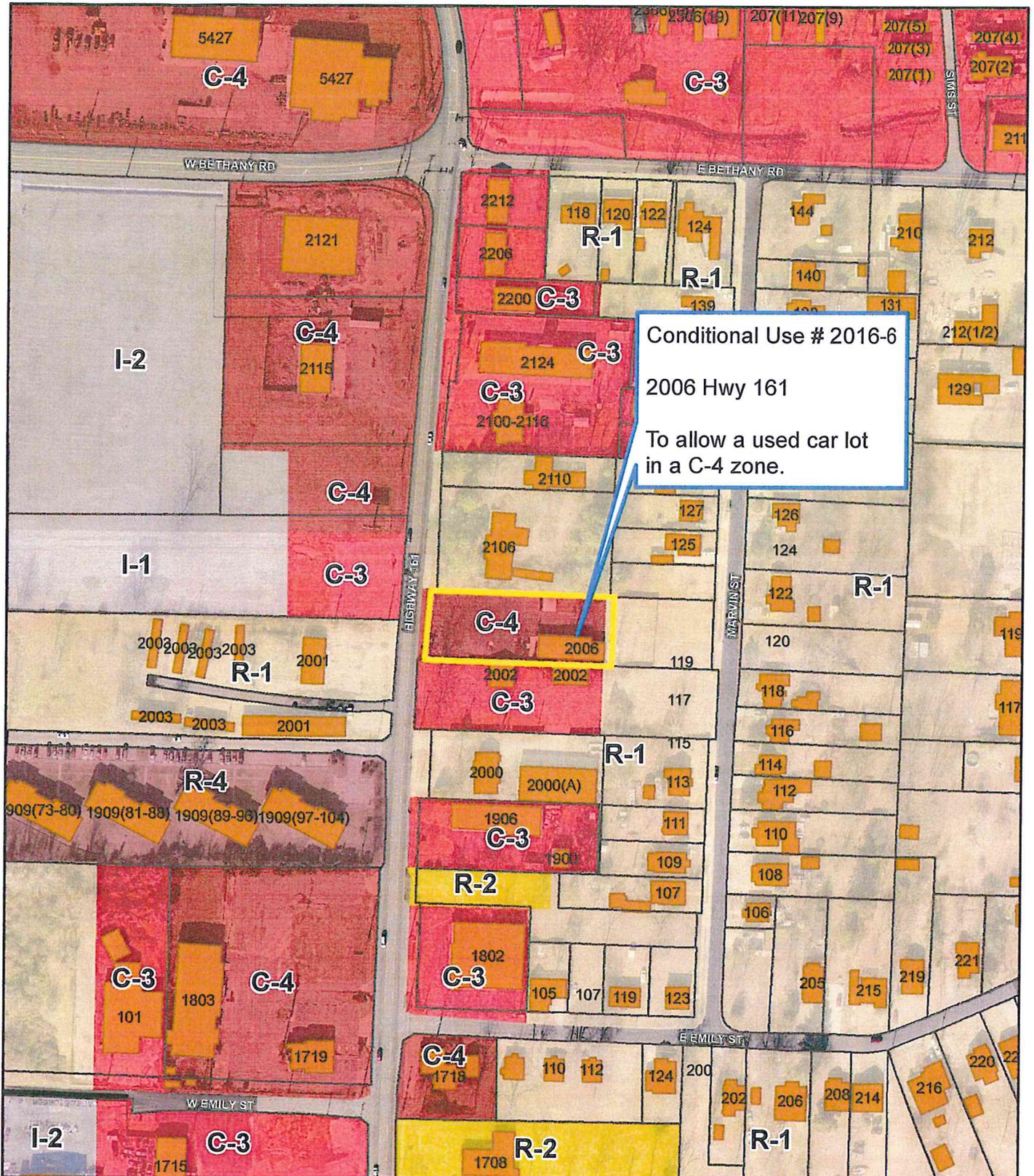
1. COMPATIBLE WITH PREVIOUS ACTIONS: Lot was previously “grandfathered” as a car lot, but had not been in operation in the last year.
2. NEIGHBORHOOD POSITION: None at time of printing
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: minimal
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? If properly managed there should not be a negative impact on neighbors.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No. All car lots in a C4 zone require a conditional use permit.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No

SUMMARY: Applicant wants to open a car lot in a C-4 Zone. All car lots in this zone require a conditional use. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with Conditions

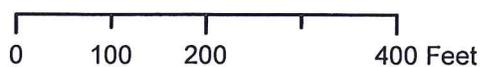
1. Hours of Operation shall be 6AM – 9PM Monday – Saturday
2. All signs must comply with the sign ordinance. Any illegal signs shall be removed before a business license is issued.
3. Fences shall not be allowed in the front yard of a vehicle sales lot, except as mandated under Article 15 hereof.
4. Existing fences located in the front yard of a vehicle sales lot shall be removed, unless required when adjacent to residential use.
5. Six foot privacy fence shall be required when vehicle sales lot abuts a residential use.
6. Vehicle sales lots shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.
7. There shall be a ratio of one vehicle per every 450 square feet of open lot area. This ratio shall include sales, employee, and customer vehicles. Open lot area does not include any structures. This allows for 33 on the property at any one time.
8. All exterior vehicle sales lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential uses.
9. Sales vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the standards of the City Engineer. Sales vehicles shall not be displayed on grass or gravel surfaces.
10. All signage shall meet the requirements of Article 14 of the zoning ordinance.
11. No inoperable or wrecked vehicles shall be stored or sold from the sales lot. Vehicle sales lots shall not store inoperable or wrecked vehicles, nor any parts thereof, as those terms are defined under the North Little Rock Property Maintenance and Nuisance Abatement Code.
12. Vehicle sales lot shall be maintained at all times.
13. Sales vehicles shall be locked and secured after business hours.
14. Sales vehicles shall not be used as storage.
15. Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
16. Business license to be issued after Planning Staff confirmation of requirements.
17. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

Conditional Use # 2016-6



Zoning Map

1 inch = 200 feet



Date: 2/24/2016

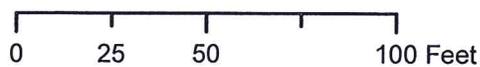
Map is not to survey accuracy

Conditional Use # 2016-6



Ortho Map

1 inch = 50 feet



Date: 2/24/2016

Map is not to survey accuracy



V.I.P. AUTO GROUP INC.

955-5556

www.vipautogroup.com

2000 HWY 161 - N.E.R. - AR 72417

UNIVERSITY



CASE: Conditional Use #2016-7

REQUEST: To allow outdoor rental storage in a C-4 zone

LOCATION OF REQUEST: 3719 E. Broadway St.

APPLICANT: Marlar Engineering

OWNER: Shaky Investments, LLC

P.C. BACKGROUND:

Special Use #448 – 05/15/2001 – Residential Group Home -Approved

Special Use #558 – 09/14/2004 – Store Wood Pallets & Outdoor Thrift Sales - Approved

Special Use #614 – 08/08/2006 – Office, Chapel, and Shelter for 50 men – Approved

SITE CHARACTERISTICS: Site consists of large parking lot bordering E. Broadway and a vacant, generally rundown building.

MASTER STREET PLAN: Principal Arterial

ZONING: C-4

LAND USE PLAN: Trade Fair

SURROUNDING USES:

NORTH: Commercial Metals Company (across railroad tracks) / I-2

SOUTH: NLR Fire Station #2 / C-4 & Little Rock Tomato Inc. / C-4

EAST: Hum's Hardware and Rental / C-4

WEST: J-C Mart /C-4 & Terex Utilities / I-3

BACKGROUND:

1. **COMPATIBLE WITH PREVIOUS ACTIONS:** Yes. The parcel directly to the east has been granted this same conditional use.
2. **NEIGHBORHOOD POSITION:** None received at time of printing
3. **EFFECT ON PUBLIC SERVICES AND UTILITIES:** Minimal
4. **LEGAL CONSIDERATION/REASONABLENESS:** Request is reasonable
5. **WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES?**
This use should not have a negative impact on the surrounding properties.
6. **IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT?** Yes.
7. **WILL THIS SET A PRECEDENT FOR FUTURE REZONING?** No. All outdoor storage in C-4 requires a conditional use permit.
8. **SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED?** No.

SUMMARY: This property is combining with the eastern abutting property. The applicant is seeking the same conditional use for this property as currently exists on the abutting property – to

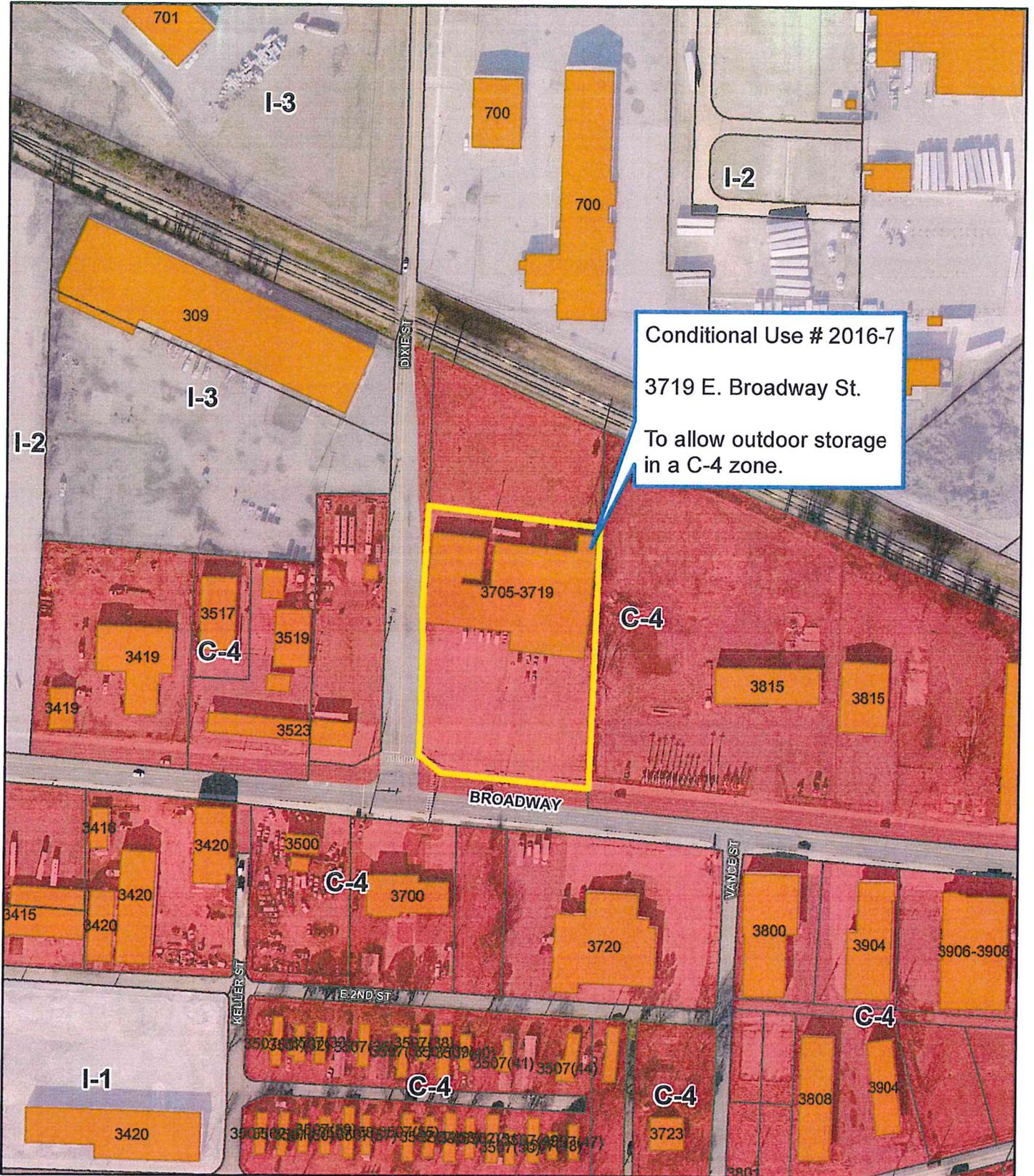
allow the outdoor display of large equipment for rent in a C-4 zone. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with conditions

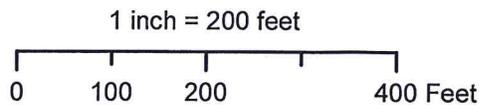
CONDITIONS TO BE CONSIDERED:

1. Outdoor area for display of rental equipment limited to area shown on map
2. All elevated or extended boom trucks, lifts, cranes, and any other heavy equipment that can be elevated or has extensions shall be displayed on the rear half of the display area.
3. New landscaping on Broadway to match the landscaping of the eastern abutting property.
4. Provide 7' ornamental fence along Broadway and 50' along Dixie to match existing 7' ornamental fence to the east.
5. Provide 6' black chain link fence along Dixie.
6. Current building existing on site to be demolished
7. Applicant must meet all applicable Federal, State, County and City requirements and codes
8. Business license to be issued after Planning Staff confirmation of requirements
9. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter

Conditional Use # 2016-7



Conditional Use # 2016-7
3719 E. Broadway St.
To allow outdoor storage
in a C-4 zone.

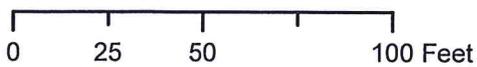


Conditional Use # 2016-7



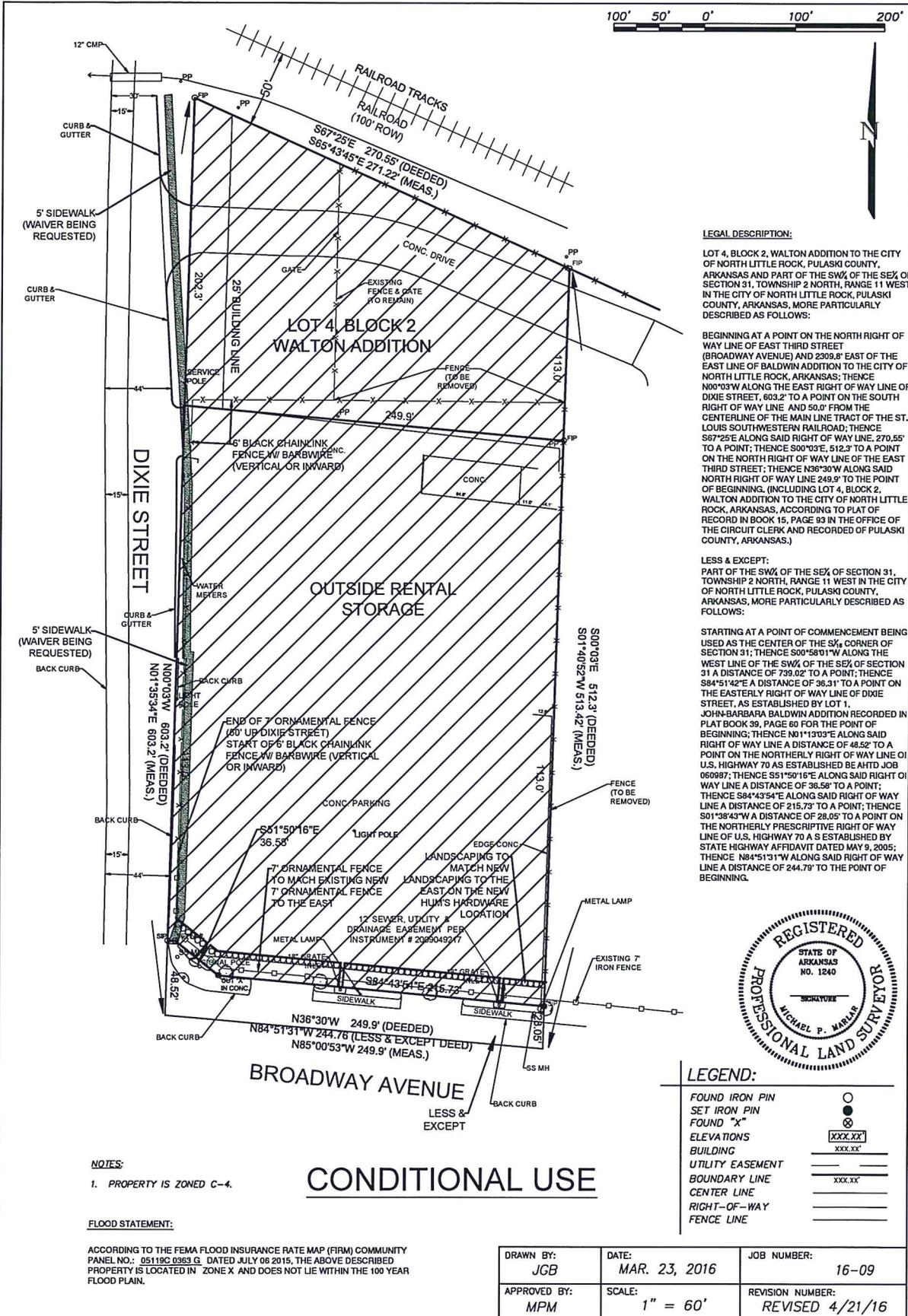
Ortho Map

1 inch = 50 feet



Date: 3/24/2016

Map is not to survey accuracy



LEGAL DESCRIPTION:
LOT 4, BLOCK 2, WALTON ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS AND PART OF THE SW¼ OF THE SE¼ OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 11 WEST IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST THIRD STREET (BROADWAY AVENUE) AND 2309.8' EAST OF THE EAST LINE OF BALDWIN ADDITION TO THE CITY OF NORTH LITTLE ROCK, ARKANSAS; THENCE N00°03'W ALONG THE EAST RIGHT OF WAY LINE OF DIXIE STREET, 603.2' TO A POINT ON THE SOUTH RIGHT OF WAY LINE AND 50.0' FROM THE CENTERLINE OF THE MAIN LINE TRACT OF THE ST. LOUIS SOUTHWESTERN RAILROAD; THENCE S67°25'E ALONG SAID RIGHT OF WAY LINE, 270.55' TO A POINT; THENCE S00°03'E, 512.2' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE EAST THIRD STREET; THENCE N36°30'W ALONG SAID NORTH RIGHT OF WAY LINE 249.9' TO THE POINT OF BEGINNING. (INCLUDING LOT 4, BLOCK 2, WALTON ADDITION TO THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ACCORDING TO PLAT OF RECORD IN BOOK 15, PAGE 93 IN THE OFFICE OF THE CIRCUIT CLERK AND RECORDED OF PULASKI COUNTY, ARKANSAS.)

LESS & EXCEPT:
PART OF THE SW¼ OF THE SE¼ OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 11 WEST IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A POINT OF COMMENCEMENT BEING USED AS THE CENTER OF THE SW¼ CORNER OF SECTION 31; THENCE S00°58'11"W ALONG THE WEST LINE OF THE SW¼ OF THE SE¼ OF SECTION 31 A DISTANCE OF 739.02' TO A POINT; THENCE S84°51'42"E A DISTANCE OF 36.31' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF DIXIE STREET, AS ESTABLISHED BY LOT 1, JOHN BARBARA BALDWIN ADDITION RECORDED IN PLAT BOOK 39, PAGE 60 FOR THE POINT OF BEGINNING; THENCE N01°13'03"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 48.52' TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 70 AS ESTABLISHED BY AHTD JOB 060987; THENCE S51°50'16"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 38.58' TO A POINT; THENCE S84°43'54"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 215.73' TO A POINT; THENCE S01°38'43"W A DISTANCE OF 28.05' TO A POINT ON THE NORTHERLY PRESCRIPTIVE RIGHT OF WAY LINE OF U.S. HIGHWAY 70 AS ESTABLISHED BY STATE HIGHWAY AFFIDAVIT DATED MAY 9, 2005; THENCE N84°51'31"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 244.79' TO THE POINT OF BEGINNING.



LEGEND:

FOUND IRON PIN	○
SET IRON PIN	●
FOUND "X"	⊗
ELEVATIONS	XXX.X'
BUILDING	XXX.X'
UTILITY EASEMENT	---
BOUNDARY LINE	---
CENTER LINE	---
RIGHT-OF-WAY	---
FENCE LINE	---

NOTES:
1. PROPERTY IS ZONED C-4.

CONDITIONAL USE

FLOOD STATEMENT:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.: 05118C 0363 G DATED JULY 08 2015, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.

DRAWN BY: JGB	DATE: MAR. 23, 2016	JOB NUMBER: 16-09
APPROVED BY: MPM	SCALE: 1" = 60'	REVISION NUMBER: REVISED 4/21/16



View from E. Broadway (building to be demolished)



Facing East (adjacent property with existing outdoor storage conditional use.)

CASE: Conditional Use #2016-8

REQUEST: To allow a contractor's office in a C-3 zone

LOCATION OF REQUEST: 6601 Crystal Hill Rd

APPLICANT: Phillip Lewis Engineering

OWNER: National Property Holdings LLC

P.C. BACKGROUND: First time on the agenda

SITE CHARACTERISTICS: The parcel is unusually shaped. It is a long and narrow strip of land. The site currently has a single family residential house and a backyard fence.

MASTER STREET PLAN: Minor Arterial

ZONING: C-3 & R-4

LAND USE PLAN: Community Shopping

SURROUNDING USES:

NORTH: Single Family House / C-3

SOUTH: Vacant Lot / R-4

EAST: Vacant Lot /C-3

WEST: Vacant Lot & American Building Specialties / C-3

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Yes
2. NEIGHBORHOOD POSITION: None at time of printing
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES?
This use should not have a negative impact on the surrounding properties
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No

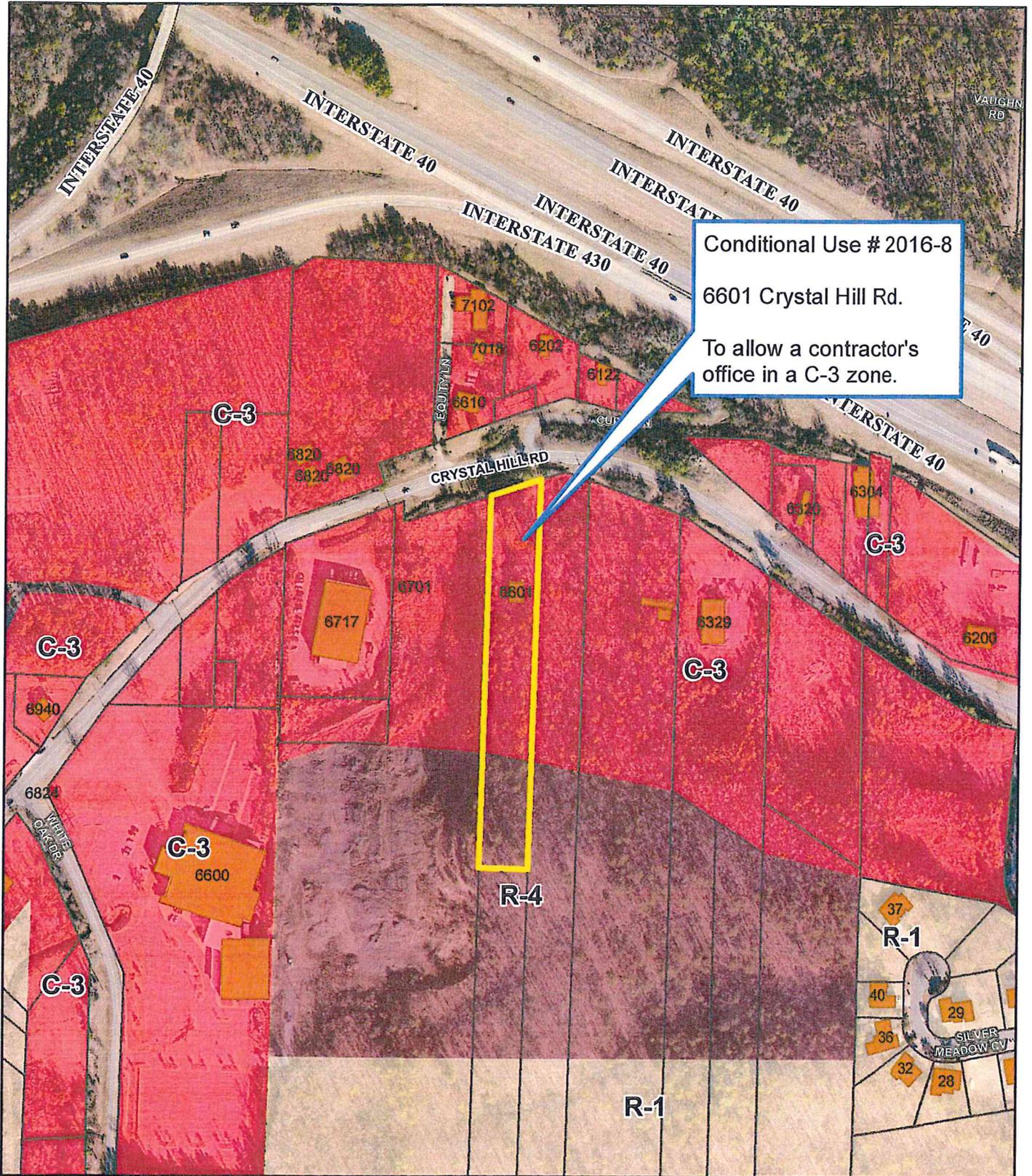
SUMMARY: To allow a contractor's office in a C-3 Zone. The applicant has asked for the house currently existing on the property be allowed to stay. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with conditions

CONDITIONS TO BE CONSIDERED:

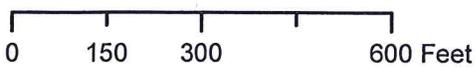
1. Allow existing house to remain.
2. Meet Site Plan Review requirements of Planning Commission.
3. Any gates meet requirements of the Fire Marshal.
4. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
5. Business license to be issued after Planning Staff confirmation of requirements.
6. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.
7. No outdoor storage of materials allowed.

Conditional Use # 2016-8



Zoning Map

1 inch = 300 feet



Date: 3/28/2016

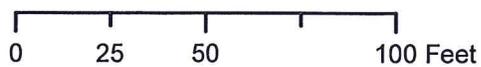
Map is not to survey accuracy

Conditional Use # 2016-8



Ortho Map

1 inch = 50 feet



Date: 3/28/2016

Map is not to survey accuracy



View from Crystal Hill Rd



Facing West from property



Facing East from property



Existing House

CASE: Rezoning #2016-3

REQUEST: To rezone from the R-4 zoning classification to the proposed I-2 classification to allow for truck and outdoor material storage

LOCATION OF REQUEST: 1700 Washington AVE (entire block)

APPLICANT: Jim Walker

OWNER: Michael E Barrow Revocable Trust

P.C. BACKGROUND:

August 1999 – Rezone request from R-4 to I-1 to allow a materials storage yard – Denied

March 2006 – Special Use request to allow storing of roofing materials in an R-4 zone – Denied

SITE CHARACTERISTICS: The proposed site includes the entire block from Washington Ave to E. 2nd St. The southern half of the site on Washington Ave. is a fenced in gravel lot. The northern half along E. 2nd St. is an empty lot.

MASTER STREET PLAN: Washington Ave: Commercial – Industrial Collector
E. 2nd St: Local Street

ZONING: R-4

LAND USE PLAN: Duplex

SURROUNDING USES:

NORTH: Vacant lots & Single family house / R-4

SOUTH: ABC Supply Company / I-2

EAST: Single Family Houses / R-4

WEST: Single Family Houses / R-4

BACKGROUND:

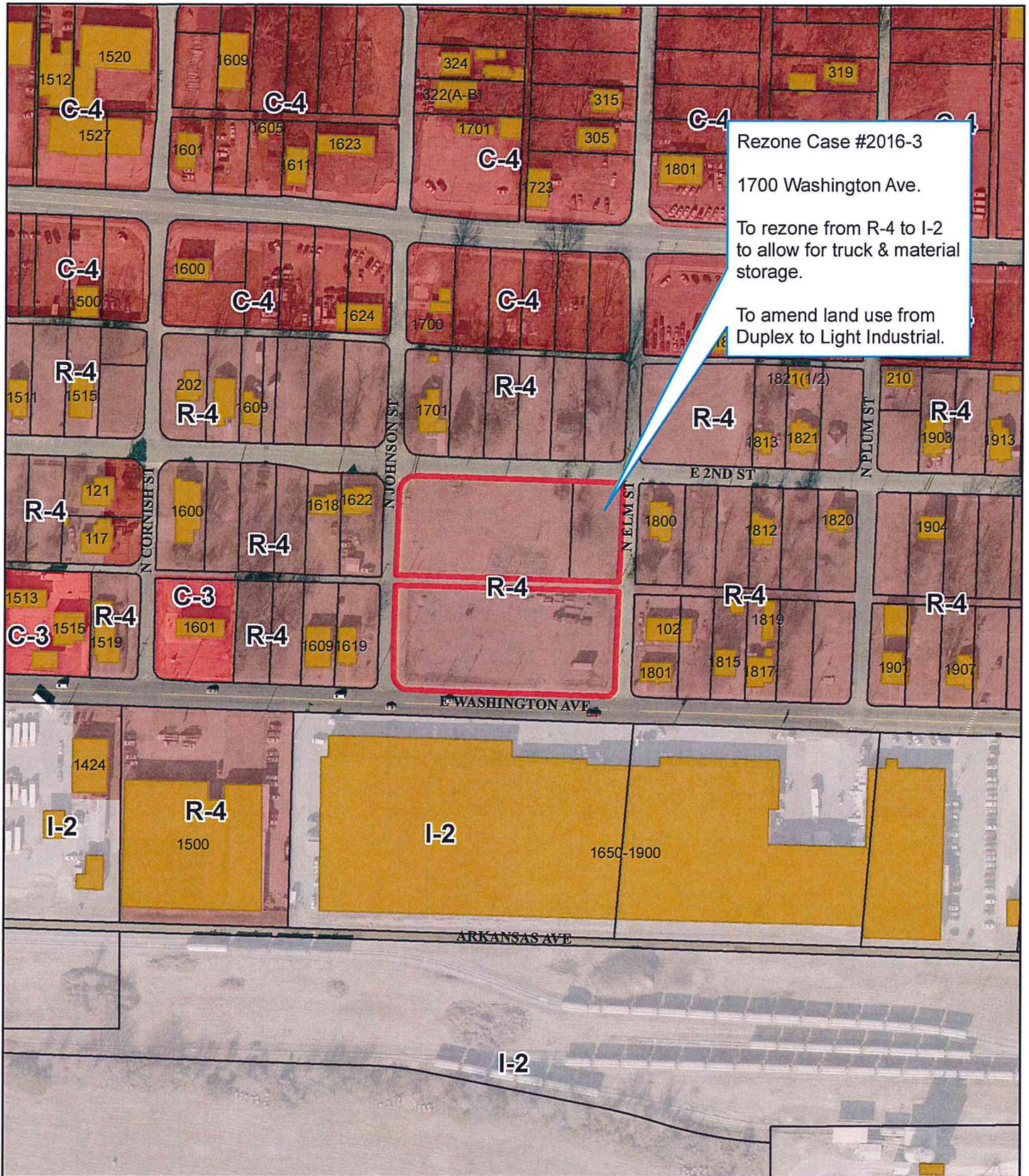
1. **COMPATIBLE WITH PREVIOUS ACTIONS:** No. Requests similar to this have been denied in the past.
2. **NEIGHBORHOOD POSITION:** One phone call in opposition to the rezoning at time of printing
3. **EFFECT ON PUBLIC SERVICES AND UTILITIES:** Minimal
4. **LEGAL CONSIDERATION/REASONABLENESS:** The request does not conform to the Land Use Plan. A deviation from it is potentially suspect to legal challenges.
5. **WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES?** The addition of outside material storage adjoining a neighborhood will not help the residential setting.
6. **IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT?** Yes

7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? Only the south side of Washington Ave currently has any I-2 zoned property. This would be the first time a property on the north side has been designated I-2.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? The Land Use Plan will need to be reviewed if the proposed I-2 rezoning is adopted.

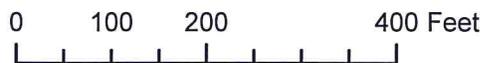
SUMMARY: The applicant wishes to rezone property from R-4 to I-2 to allow for truck and material storage. The proposed activity is a violation of the adopted Land Use Plan. The city has established Washington Ave as a boundary for heavy industry so as to prevent it from encroaching into the existing neighborhood.

STAFF RECOMMENDATION: Deny.

Rezone Case #2016-3

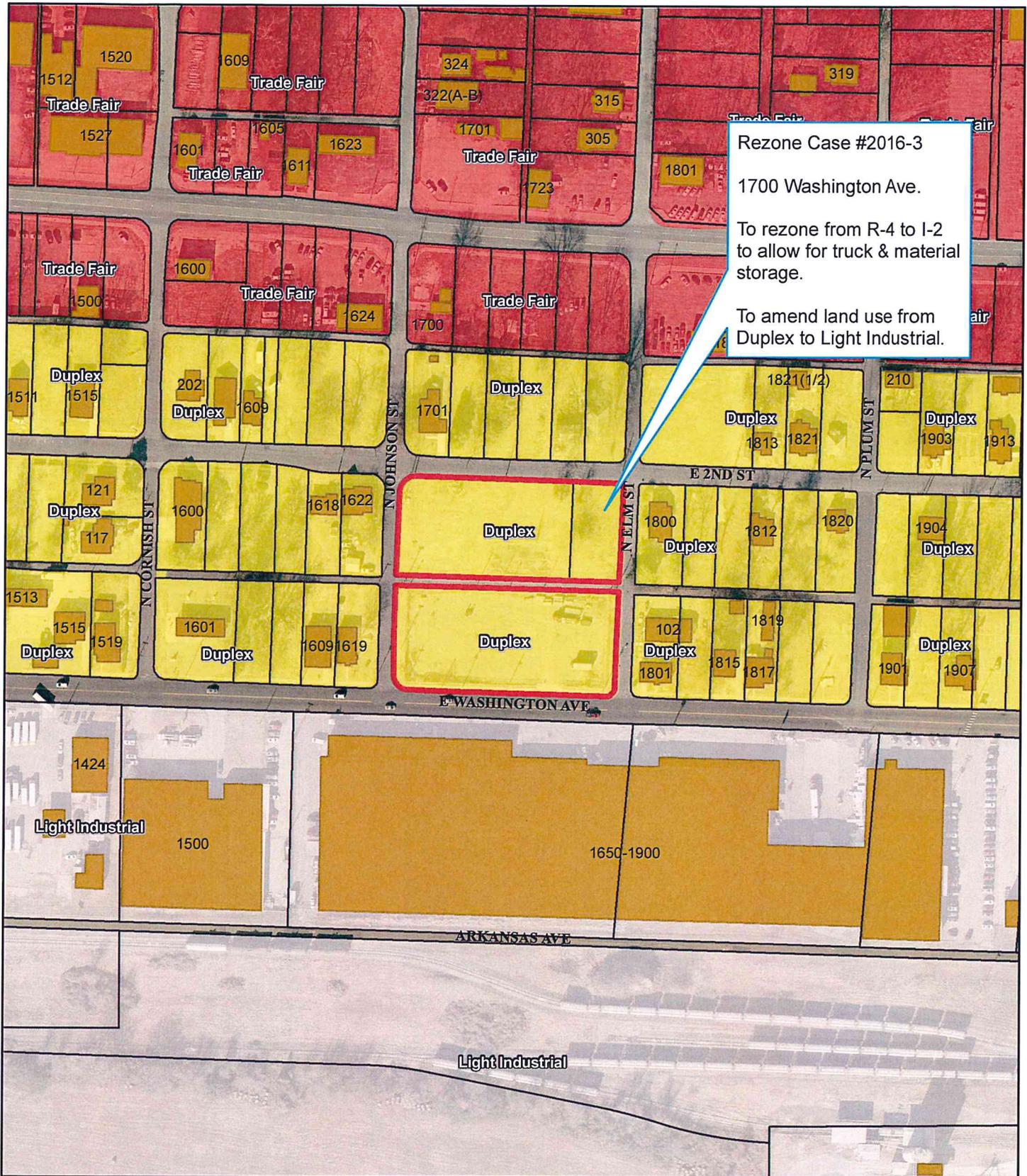


1 inch = 200 feet

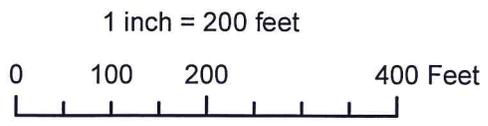


Date: 4/12/2016

Rezone Case #2016-3



Rezone Case #2016-3
1700 Washington Ave.
To rezone from R-4 to I-2 to allow for truck & material storage.
To amend land use from Duplex to Light Industrial.



Date: 4/12/2016

Rezone Case #2016-3



N JOHNSON ST

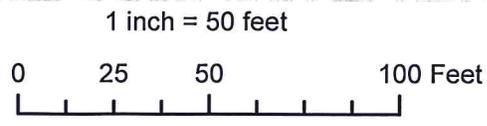
E 2ND ST

N ELM ST

E WASHINGTON AVE



Ortho Map



Date: 4/13/2016



Facing the front gate on E. Washington



View from E. 2nd St.



Southern half of property from Elm St.



Northern half of property from Johnson St.